



## Spence, 1 Blumenthal Place

There's Something Special in Spence&#x2026;.

If your family is growing and you need a larger family home on a large slice of land for children and family pets to run around and play, then look no further than 1 Blumenthal Place.

Sitting on an elevated block of 1019m<sup>2</sup>, this is a true family home with character, instant charm and space for everyone.

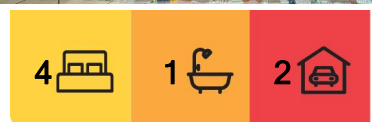
Offering a spacious frontage with beautiful fully matured trees to the front and back yards, the opportunity is here to either live in as is or create your forever home with plenty of room to extend.

Step in to appreciate:

- \* Large open plan and light filled living areas
- \* The kitchen features stainless steel appliances and a dishwasher



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$840,000

**View**  
[ljhooker.com.au/HNZQHF8H](http://ljhooker.com.au/HNZQHF8H)

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**EER** ★★☆☆☆☆

**LJ Hooker Belconnen**  
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- \* Italian porcelain floor tiles run throughout the living, dining and kitchen areas
- \* Four good sized bedrooms
- \* Ducted gas heating throughout
- \* The fabulous block of land boasts two entertainment courtyards
- \* A double carport with storage to the back
- \* Easy-care established gardens

Spence is known to be prime real estate as has its own local childcare center, zoned to popular schools, plus the local shops include a bakery, pharmacy and supermarket.

Spence also enjoys easy access to popular playgrounds, Mount Rogers Reserve, and is just a special place to live.

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## More About this Property

Property ID	HNZQHF8H
Property Type	House
House Size	110 m²
Land Area	1019 m²
EER	2
Including	Ducted Heating Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

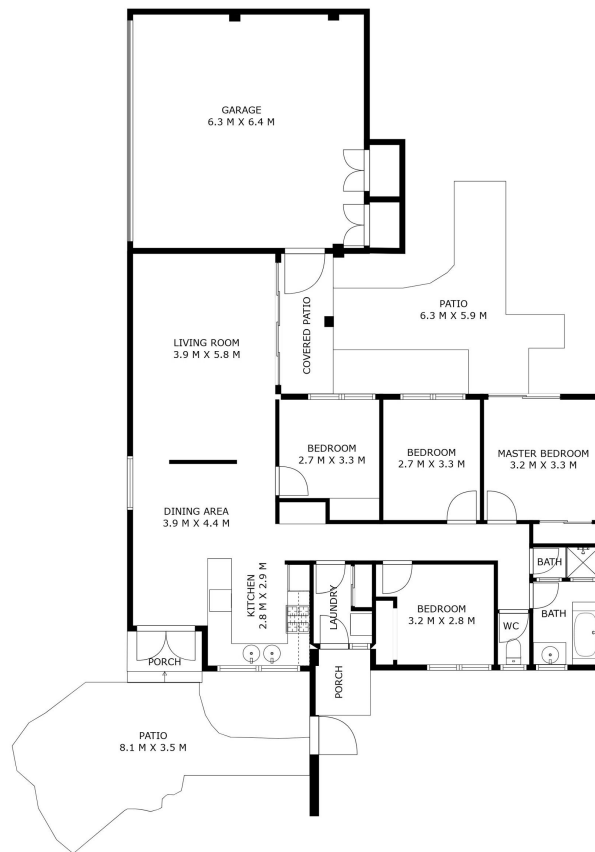
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## 1 Blumenthal Place, Spence



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
media house